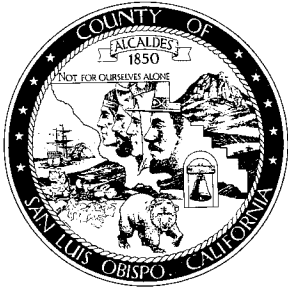


**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services	(2) MEETING DATE April 11, 2006	(3) CONTACT/PHONE Duane P. Leib, (805) 781-5200 KM	
(4) SUBJECT Approval of a Budget Adjustment to fund the design of tenant improvements for the existing Health Campus Renovation project in San Luis Obispo			
(5) SUMMARY OF REQUEST General Services requests your Board approve a transfer of budget balance from a completed project to fund startup costs as part of the next phase of Health Campus interior improvements.			
(6) RECOMMENDED ACTION General Services recommends your Board approve a Budget Adjustment for the Capital Project, SLO Health Campus Renovations, 320002, in the amount of \$73,000 from 300095, Atascadero Health Clinic Improvements, by four-fifths vote.			
(7) FUNDING SOURCE(S) Equipment Replacement Reserves - \$1,100,000 Building Replacement Reserves - \$2,000,000 Facility Planning Reserves - \$1,300,000 Teeter Fund - \$3,193,633 General Fund - \$306,367 + 73,000 = \$379,367 Countywide ADA -\$250,000 Countywide Maintenance - \$125,000 General Fund Augment - \$73,000	(8) CURRENT YEAR COST Estimated total cost: . Existing ESCO Contract: \$7,432,980 Phase I & II Estimated Total Project Cost: \$8,348,000	(9) ANNUAL COST N/A	(10) BUDGETED? <input type="checkbox"/> YES <input type="checkbox"/> N/A <input type="checkbox"/> NO
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): Auditor's Office, Administrative office, Health Agency, Environmental Division of Planning and Building.			
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____			
(13) SUPERVISOR DISTRICT(S) 1st, 2nd, 3rd, 4th, 5th, <u>All</u>	(14) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A		
(15) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)	(16) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input checked="" type="checkbox"/> N/A		
(17) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A	(18) BUDGET ADJUSTMENT REQUIRED? <input checked="" type="checkbox"/> Submitted <input checked="" type="checkbox"/> 4/5th's Vote Required <input type="checkbox"/> N/A		

(19) ADMINISTRATIVE OFFICE REVIEW	<p><i>We are currently in discussion with General Services regarding additional funding for this project</i></p> <p align="right"><i>G. Wilcox</i></p>
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COUNTY OF SAN LUIS OBISPO

Department of General Services

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO, CALIFORNIA 93408 • (805) 781-5200

DUANE P. LEIB, DIRECTOR

TO: BOARD OF SUPERVISORS
[Signature]
FROM: DUANE P. LEIB, GENERAL SERVICES DIRECTOR
DATE: APRIL 11, 2006

SUBJECT: APPROVAL OF A BUDGET ADJUSTMENT FOR THE CAPITAL PROJECT, SLO HEALTH CAMPUS RENOVATION, #320002, IN THE AMOUNT OF \$73,000 FROM A COMPLETED PROJECT, ATASCADERO HEALTH CLINIC IMPROVEMENTS #300095. BY FOUR-FIFTHS VOTE.

RECOMMENDATION

General Services recommends your Board approve a Budget Adjustment for the Capital Project entitled SLO Health Campus Renovations, #320002 in the amount of \$73,000 from the balance remaining in a completed project, Atascadero Clinic Improvements, 300095.

DISCUSSION

Phase I - Health Campus Infrastructure Improvements, was funded at \$4.4 million in 2004. The work is to replace and update all data and infrastructure systems throughout the building. Phase II was funded at \$3.5 million in 2005 for interior reconfiguration and improvements to accommodate County departments that will be relocated to this facility. Phase I and II were combined under one construction contract that was awarded in the fall of 2005. Construction is underway and is currently ahead of schedule.

Unfortunately not all the work contemplated in the first two phases can be done within the original appropriation because of delays in receiving authorization to begin the project which impacted construction costs and because of an appropriation that was less than the requested amount necessary for the work originally contemplated. Additionally, we now anticipate the need for certain changes/expenses to add systems furniture to accommodate the consolidated Health Agency as efficiently as possible within the space available.

As a result, we anticipate needing an additional \$1,130,000 to complete this project. Of that amount, we are requesting \$73,000 to be taken from a completed project related to the Atascadero Health Clinic. The request for funding to complete this project will be brought to your Board in the near future.

[Handwritten signature]

OTHER AGENCY INVOLVEMENT

County Administration is coordinating the project implementation with Health Agencies. The Auditor's office has verified the budget balance available in the Atascadero Clinic project. The Environmental Division of Planning and Building determined that these types of interior modifications are Categorically Exempt from CEQA review. A historical survey was completed at their request, and the work will maintain the historical integrity of the exterior of the 1927 section of the building.

FINANCIAL CONSIDERATIONS

- \$4,400,000 San Luis Obispo - Install Health Campus Infrastructure Improvements - #300049 (Equipment Replacement Reserves-\$1,100,000; Building Replacement Reserves-\$2,000,000; and Facilities Planning Reserves-\$1,300,000)
- \$3,500,000 SLO Health Campus Improvements #320002 (Teeter Fund-\$3,193,633 and General Fund-\$306,367)
- \$ 250,000 Countywide ADA Program
- \$ 125,000 Countywide Maintenance Program
- \$8,275,000 Phase I - Total Project Appropriation

- \$ 73,000 Phase II - Design start-up funding transfer from completed project.
- \$8,348,000 Proposed Total Project Budget

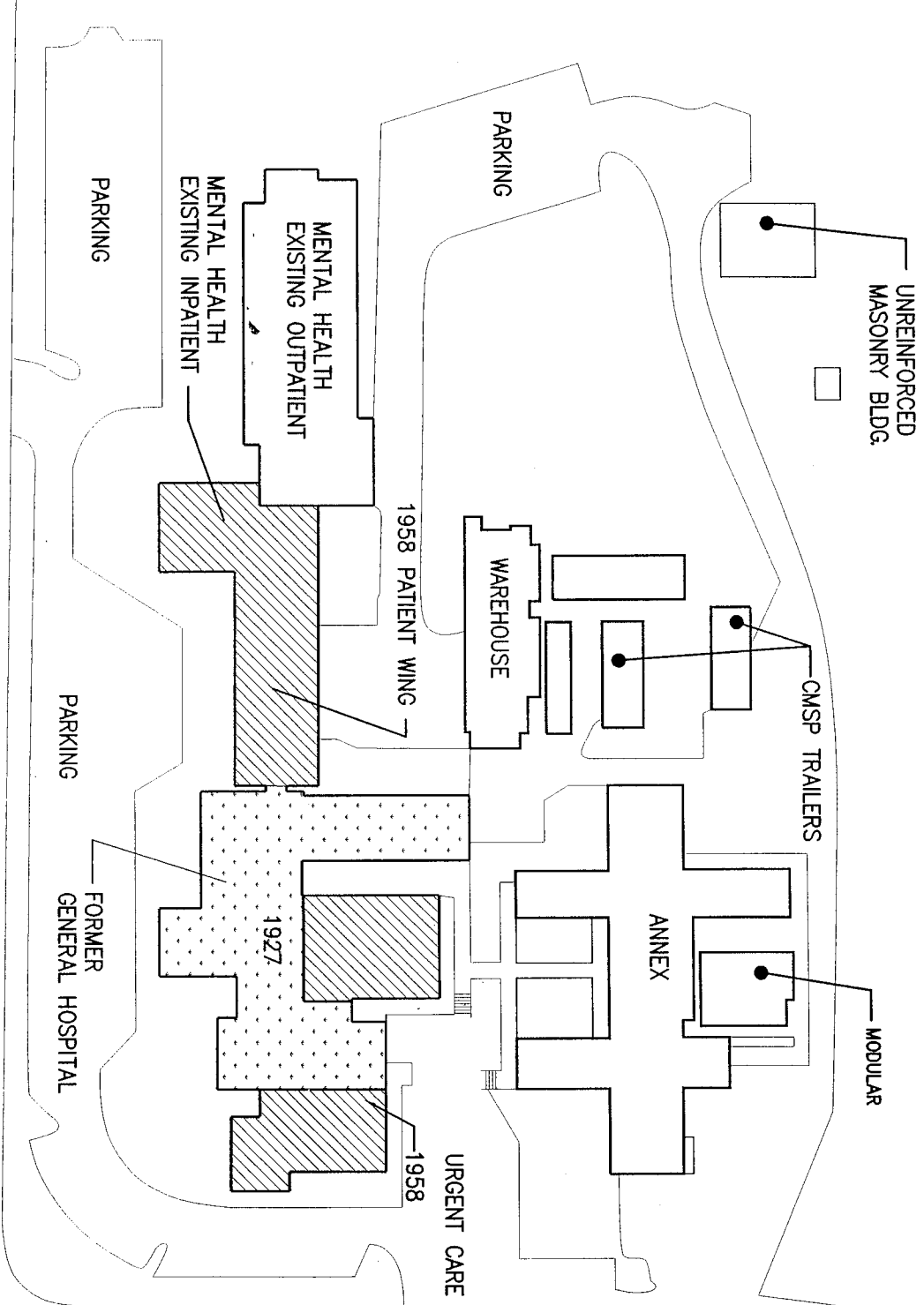
This project will be eligible for an estimated \$70,000 in utility company rebates.

RESULTS

The approval of a Budget Adjustment will enable the County to initiate tenant improvement design and maintain the construction completion schedule.

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BSX



SITE PLAN

JOHNSON AVENUE

BISHOP STREET

